



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

August 23, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, August 23, 2016 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS:

Petition #16-11 220 Forbes Road (Bart Steele c/o Viewpoint Sign & Awning)

NEW PETITIONS:

Petition #16-30 234 Commercial Street

Lauren R. Sweeney, 15 Grove Circle, Braintree, MA 02184 (Owner, U.S. Bank N.A.) for relief from Bylaw requirements under Chapter 135, Sections 403, 701, 801 and 806 to construct a second story, rear addition (+/- 494 sq. ft.) with +/- 140 sq. ft. first floor bump-out; increase the height of the existing second floor (755 sq. ft.) to 32 ft. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 234 Commercial Street, Braintree, MA 02184 and is within a Residential B District Zone and 100-Year Floodplain, as shown on Assessors Map 3023, Plot 02, and contains a land area of +/- 37,460 sq. ft.

Petition #16-31 200 Grossman Drive

Heather Dudko/National Sign Corporation, 2 Phoebe Way, Worcester, MA 01605 (owner, Seritage KMT Finance LLC) for relief from Bylaw requirements under Chapter 135, Sections 407 and 904.2 to install (2) two tenant panels (9 sq. ft. and 42 sq. ft.), on (2) two existing ground signs, displaying Nordstrom Rack. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 200 Grossman Drive, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2019, Plot 4-1, and contains a land area of +/- 34.36 acres.

Petition #16-32 250 Granite Street

Sears Holdings Corporation, 3333 Beverly Road, BC-174B, Hoffman Estates, IL 60179 and Primark US Corp., 101 Arch Street, Suite 300, Boston, MA 02110 (Property owner, Braintree Property Associates) for relief from Bylaw requirements under Chapter 135, Sections 135-407 and 904.2 to install eight (8) Sears wall signs, totaling 573.4 sq. ft. and four (4) Primark wall signs and glass display window, totaling 767 sq. ft., at the South Shore Plaza. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 250 Granite Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2089, Plot 22, and contains a land area of +/-111.67 acres.

APPROVAL OF MINUTES:

Acceptance of July 26, 2016 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.